



**Dreaming of living in a brand new premium townhouse overlooking a park with a pond in the very center of Riga?**

*Latvia, Riga*

<b>Price:</b>	<b>€ 800 000</b>
<b>Object type</b>	Apartment
<b>House type</b>	New project
<b>Bedrooms</b>	3
<b>Number of rooms</b>	4
<b>Area</b>	145.90 m2
<b>Category</b>	For sale



A unique real estate offer with a dream view of one of the most beautiful parks with a pond and tennis courts in the center of Riga. The option is when you don't need to close the curtains since there are no other houses opposite and the house is located in the depths, far from visitors to the park. Viestura Garden, formerly the Royal Garden, was founded in 1721 and is one of the most beautiful parks in the embassy area of Riga.

The buildings are built with class-A energy efficiency requirements, guaranteeing low utility bills. For the comfort of the project residents - an open landscaped courtyard with parking for bicycles, a children's playground and recreation areas, electronically coded keys for stairs, convenient elevators, and heated underground parking. The premium townhouse is part of the new residential complex Viesturdarza Majas and is on the 3rd and 4th floors.

The townhouse consists of an entrance hall, a guest bathroom, a dressing room, a spacious living room, a kitchen area, and an office with access to a functional terrace with a magnificent view of the park on the ground floor, and a master bedroom with a wardrobe and a bathroom with a shower with a stunning view of the pond in the park, where a family of ducks lives, which you can watch from the window; two bedrooms with their terrace with morning sun and a bathroom with bath. The windows of the living room and master bedroom are on the sunny side. A special atmosphere and feeling of space of light and air is given by panoramic windows and a second light in the ceiling.

The townhouse is tastefully furnished with expensive branded furniture and appliances, which are included in the price. Bar stools - Ozzio Italia. Wall module - Zalf Italia. Kitchen appliances (dishwasher, coffee machine, oven, hob) - Gaggenau. Kitchen facades - natural bleached oak, frosted glass - upper facades. Countertop - Cakacatta Silva quartz stone. Washing machine with dryer - Miele. Lighting - Belgium, Germany. Upholstered furniture Desiree. Children's and cabinet upholstered furniture are made to order.

The apartment is equipped with an air recovery system. Each room is equipped with air conditioning.

The price also includes two parking spaces and a storage room in the underground garage for a total cost of



ID: LV-163935  
WWW.MERCURYSTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129102085

80,000 Euros.

**Contacts:**

**Irina Alazova**

**GSM:** + 37129102085

(Viber, WhatsApp)

**E-mail:** irina@mgroup.lv